

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE ADVISORY PANEL**  
**MEETING MINUTES**

**Date:** August 8, 2019

**Meeting #22**

**Project:** Woodberry Station

**Phase:** Revised Schematic

**Location:** 3511 Clipper Road

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**CONTEXT/BACKGROUND:**

John Hutch with JP2 Architects introduced the project team and began the presentation with a review of the current site conditions and the current mix of materials within the overall area. The proposed plan includes a building on the TOD portion of the site with a small private courtyard proposed across the property line onto the adjacent site (3523 Clipper Road- also owned by the developer). Main lobby is located along the street along with a bike room, utility spaces, and a one studio apartment unit. Utilities also wrap to the south elevation of the building with access stair placed on the north and south side of the building.

The team is proposing a stone watertable within the ground level with vertical fiber cement siding for the levels above. The north elevation is clad in both the panel and the vertical fiber siding. The south elevation is mainly panel material with a large mural location identified. Axon renderings were presented to show the character proposed for the building.

**DISCUSSION:**

The Panel asked questions relating proposed materials, the proposed transformer location and design along Clipper Road, access to the outdoor space, and the intention for the adjacent lot. The developer intends to pursue a lot line adjustment to place the outdoor area on to the lot of the proposed building.

**Site:**

- The Panel suggested that the team investigate how this site can accommodate for ride share programs to support the TOD zone and no parking on site with the resident's needs for transportation.
- Revisit the existing grades to make sure the building is responding to the site conditions. There seemed to be some inconsistency with the drawings and how the grade interacts with the entry point and unit balcony above.

**Building:**

- The Panel questions the resultant activation of the Clipper Road edge. Can the utilities and storage areas be relocated to allow the program to reorganize and activate the street? If the program cannot move, incorporate additional landscape within the edge condition to soften it and relate to a more residential street character.
- The courtyard is disconnected from the building and the future tenants. Investigate moving the stairs to allow the entrance and the lobby to communicate with the outdoor space and allow the upper level units to open, visually, to that space.
- Re-study the sectional figure ground of the building massing within the Clipper Road context and find ways that the new building can support the existing neighborhood in both mass and architectural articulation.
- The transformer location and design is problematic and should be re-studied.
- Continue to investigate ways that the east and west facades can relate more directly to their profoundly different contexts.
- Investigate ways that the entrance into the building can be more expressive and tied into the architecture. The proposed signage seems out of scaled and works contra to the proposed entrance.
- The water table idea and relationship across the street is potentially positive and using the stone in the project is positive but the stone should be used in a more honorific way and not simply the water table.

**Next Steps:**

Continue schematic design of the project addressing the comments above.

**Attending:**

Sheri Higgins, Jill Orlov – Woodberry Resident

John Hutch, Alan Gombera – JP2 Architects

Kathy Jennings – Woodberry LLC

Karen Li – 32BJ

Ed Gunts –

Hallie Miller – Baltimore Sun

Adam Bednar – The Daily Record

Melody Simmons - BBJ

Mr. Anthony, Mses. O'Neill – UDAAP Panel

Anthony Cataldo\*, Laurie Feinberg – Planning